

Peckham Close

DANESCOURT, CARDIFF, CF5 2SL

GUIDE PRICE £315,000

**Hern &
Crabtree**



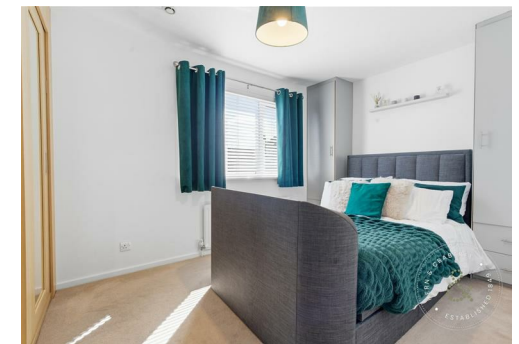
Peckham Close

Tucked away within a small cul-de-sac in Danescourt, this stylish semi-detached house offers smartly presented accommodation with a practical layout, fitted storage and a landscaped rear garden designed for modern day living. The house has an easy, welcoming feel from the moment you step inside, with a neat entrance hall leading through to a comfortable living room where bespoke alcove cabinetry adds both character and functionality.

To the rear, the kitchen diner is very much the heart of the home. Bright and well arranged, it opens directly onto the garden through French doors and offers plenty of storage, worktop space and room to dine, making it ideal for everyday family life as well as entertaining. Upstairs, the three bedrooms are sensibly proportioned and complemented by a well-appointed bathroom featuring a spa bath and shower over.

Outside, the property continues to impress. The front provides off-street parking, while the rear garden has been attractively landscaped with patios and a raised artificial lawn, creating a low-maintenance space to enjoy throughout the year.

Danescourt remains a popular part of west Cardiff thanks to its balance of green space, convenience and transport links. There is easy access to local shops, schools and everyday amenities, while nearby railway links and road connections make commuting into Cardiff city centre and beyond straightforward. The area is also well placed for walks and outdoor recreation, with the Taff Trail and surrounding parks close at hand.



723.00 sq ft

Entrance

Entered via a double glazed pvc door to the front. Storm porch.

Entrance Hall

Stairs to the first floor with a wooden hand rail. Radiator. Luxury vinyl flooring. Door to the living room.

Living Room

Double glazed window to the front. Radiator. Bespoke storage into the alcoves. Door leading to the kitchen/diner.

Kitchen/Diner

Double glazed French doors leading out to the rear garden. Double glazed window to the rear. The kitchen is fitted with wall and base units with worktops over. Four ring electric hob with cooker hood fitted over and integrated oven. Space and plumbing for a washing machine. Space for a fridge freezer. Integrated dishwasher. Stainless steel sink and drainer. Pull out bin drawer. Wood laminate flooring. Radiator. Additional storage in the dining room. Tiled splashbacks,

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail.

Landing

Loft access hatch. Bannister. Airing cupboard housing the combi boiler.

Bedroom One

Double glazed window to the front. Radiator. Fitted double wardrobe with additional built in storage cupboard. Filtration system.

Bedroom Two

Double glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to the rear. Radiator.

Bathroom

Obscure double glazed window to the side. Spa bath with Jets, rain drop shower plumbed over with glass splash back screen, w/c and vanity wash hand basin. shaver point

with light up shaver mirror. Part tiled walls. Heated towel rail. vinyl flooring.

OUTSIDE

Front

Off street parking driveway to the side. Paved patio. Gate access to the rear garden.

Rear Garden

Enclosed landscaped rear garden with stone paved patio and steps leading up to a raised Astro turf lawn. Further stone patio to the rear. Timber fencing. Side path and gate leading out to the front.

Tenure and Additional Information

We have been advised by the vendor that the property is Freehold.
Epc - tbc
Council Tax - D

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



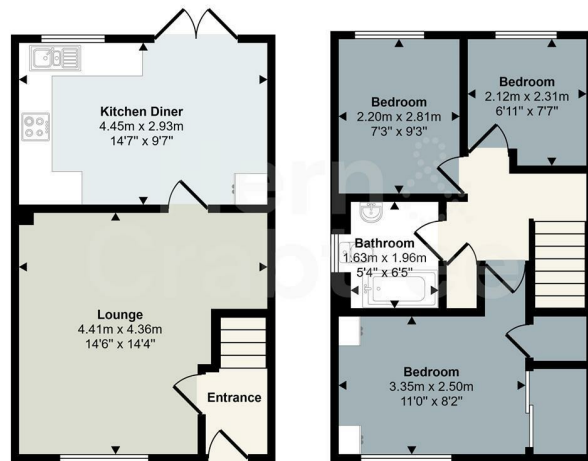
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
67 sq m / 723 sq ft



Ground Floor
Approx 33 sq m / 359 sq ft

First Floor
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.